



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT**  
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**PLANNING BOARD AGENDA**

A **public hearing** for all interested parties will be held by the Planning Board on **Thursday, October 16, 2014** at 6:00 p.m. in the Aldermanic Chambers on the Second Floor of Somerville City Hall, 93 Highland Ave., Somerville, MA.

**Previously Opened Cases that are Requesting a Continuance**

<b>337 Broadway (Case #PB 2014-20)</b>	
Applicant:	Back Bay Sign for Carewell Urgent Care
Property Owner:	Corporation
Agent:	Charles W. Cobb
Legal Notice:	Applicant, Back Bay Sign for Carewell Urgent Care, and Owner, Corporation, seek a Special Permit under SZO §6.1.22, for new signage and awnings. CCD 45 zone. Ward 4.
Date(s) of Hearing(s):	7/24, 8/7, 9/4, 9/18, 10/2, 10/16
Staff Recommendation:	None at this time.
PB Action:	Voted on October 2, 2014 to continue the application to October 16, 2014.
Current Status:	The Applicant will submit a written request to continue the application to November 6, 2014.

<b>515 Somerville Avenue (Case #PB 2014-18)</b>	
Applicant:	DEVB, LLC
Property Owner:	DEVB, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, DEVB, LLC, seek a Site Plan Approval for a subdivision under SZO §5.4 to divide 46,852 sf lot into 10 lots and a private way with a 2,650 sf lot min. for a by-right development of 30 residential units in five structures that are 3-4 stories in height. BA zone. Ward 2.
Date(s) of Hearing(s):	10/2, 10/16
Staff Recommendation:	None at this time.
PB Action:	Voted on October 2, 2014 to continue the application to October 16, 2014.
Current Status:	The Applicant will submit a written request to continue the application to November 6, 2014.

### Previously Opened Cases to be Heard

<b>434 McGrath Highway (Case #PB 2014-23)</b>	
Applicant:	MBP Realty Trust with Melissa Piantidosi as Trustee
Property Owner:	Ardprop, Inc.
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, MBP Realty Trust with Melissa Piantidosi as Trustee, and Owner, Ardprop, Inc. c/o Sunoco Inc. Tax Dept., seek a Special Permit with Site Plan Review under SZO §6.1.22.D.1 to construct one new four-story building composed of 48 residential units (§7.13) and small retail/service space. Ward 3. CCD 45 zone.
Date(s) of Hearing(s):	9/18, 10/2, 10/16
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on October 2, 2014 to continue the application to October 16, 2014.
Current Status:	Will be heard on October 16, 2014.

### New Cases to be Opened and Heard

<b>771 McGrath Highway (Case PB #2013-05)</b>	
Applicant:	CPC-T Holdings, LLC
Property Owner:	The Stop & Shop Supermarket Company, LLC
Agent:	Anthony Galluccio, Esq
Legal Notice:	Applicant, CPC-T Holdings, LLC, and Owner, The Stop & Shop Supermarket Company LLC, seek an amendment to a Planned Unit Development Preliminary Master Plan (PUD-PMP) approved by the Planning Board on Sept 6, 2001 and Nov 1, 2001 under SZO §16.11 to construct a 75-unit residential building. Waivers are requested for a reduction in the requirement for landscaped area, signage area and height and reduced setbacks under SZO §16.5.4 and 16.5.5. BA / PUD-B zone. Ward 1.
Date(s) of Hearing(s):	3/7, 3/21, 4/4, 4/18, 5/2, 5/16, 6/20, 7/11, 8/8, 8/22, 10/3, 10/17, 11/7, 11/21, 12/12/13, 1/2/14, 2/20, 3/6, 3/20, 4/3, 4/17, 5/8, 5/22, 6/5, 6/19, 7/10, 7/24, 8/7, 9/4, 9/18, 10/16
Staff Recommendation:	Recommends conditional approval.
PB Action:	*Re-advertised (Previously opened and continued)
Current Status:	Will be heard on October 16, 2014.



<b>ASQ Block 7 (Foley Street) (Case #PB 2014-29)</b>	
Applicant:	Street Retail, Inc.
Property Owner:	FR Sturtevant Street, LLC, Street Retail, Inc, SRI Assembly Row B2, LLC, SRI Assembly Row B3, LLC, SRI Assembly Row B5, LLC, SRI Assembly Row B7, LLC, SRI Assembly Row B9, LLC
Agent:	
Legal Notice:	Applicant Street Retail, Inc. & Owner FR Sturtevant Street, LLC, Street Retail, Inc, SRI Assembly Row B2, LLC, SRI Assembly Row B3, LLC, SRI Assembly Row B5, LLC, SRI Assembly Row B7, LLC, SRI Assembly Row B9, LLC, as tenants in common & others seek Special Permit with Site Plan Review-A under SZO §7.11.11.10 for a parking lot with approx 284 spaces to serve retail/restaurant in Blocks 1, 2,3 & 4. ASMD, PUD-A Zones. Ward 1.
Date(s) of Hearing(s):	10/16
Staff Recommendation:	Recommends conditional approval.
PB Action:	---
Current Status:	Will be heard on October 16, 2014

<b>Northpoint (Case #PB 2014-30)</b>	
Applicant:	CJUF III Northpoint, LLC c/o The HYM Investment Group, LLC
Property Owner:	CJUF III Northpoint, LLC c/o The HYM Investment Group, LLC
Agent:	Thomas O'Brien
Legal Notice:	Applicant and Owner CJUF III NorthPoint, LLC c/o The HYM Investment Group, LLC, seeks a Neighborhood Development Plan Review under SZO §6.6.3 for review of the North Point Neighborhood Development Plan. NP-SD zone. Ward 1.
Date(s) of Hearing(s):	10/16
Staff Recommendation:	Recommends conditional approval.
PB Action:	---
Current Status:	Will be heard on October 16, 2014.

<b>144 Broadway (Case #PB 2014-31)</b>	
Applicant:	Marcelino Alarcon
Property Owner:	Walter Valdivieso & Margarita Alarcon
Agent:	N/A
Legal Notice:	Applicant, Marcelino Alarcon, and Owner, Walter Valdivieso and Ana Margarita Alarcon, seeks a Special Permit under SZO §6.1.22.5 to alter the façade and signage on the building. CCD-55/Ward 1.
Date(s) of Hearing(s):	10/16
Staff Recommendation:	Recommends conditional approval.
PB Action:	---
Current Status:	Will be heard on October 16, 2014.

## Other Business



*Plans and reports are available at the City of Somerville website at the following link:*  
[www.somervillema.gov/planningandzoning/reports](http://www.somervillema.gov/planningandzoning/reports)